

SOLD

## WHAT AN OPPORTUNITY!

You might think that there would be lots wrong with a 4 (or if you prefer 5) bedroom home with a double garage and spacious yard at only \$289,000? Not at all...

This really cute, cottagey home is without a doubt one of the best choices in its price class.

A neat, low maintenance front yard and large wooden deck welcomes you to the front door.

Enter into the lounge and you'll be immediately impressed by the high raked ceilings which adds a lot of character and light to the home. From here you can see the dining room, stairs going up to the next level and the two corridors left and right leading to the bedrooms, laundry and awesome bathroom.

To the right of the lounge are 2 spacious bedrooms. The one facing the front yard is approximately 3 x 4 m<sup>2</sup>, while the second is a roughly 3 x 4.5 m<sup>2</sup> with pleasant views to the back yard.

A glass slider opens out from the dining area to a wooden deck overlooking the backyard.

The kitchen is next to the dining area - hidden away just behind the staircase. It's not huge, but there's a double sink; a brand new, free-standing oven and hob, space for a fridge and good cupboard space.

Down the corridor (left of entry) you will find the laundry on your right with a door that leads out onto the back deck.

At the end of the corridor is a new, separate water closet and a lovely new bathroom - complete with a shower, fancy bath and basin. Two more spacious bedrooms, roughly 3.5 x 3.5 m<sup>2</sup> each are down this corridor - facing the front yard and afternoon sun.

Upstairs is delightful. The current owners use it as the 5th bedroom (master bedroom) and their private retreat, but it could easily be a second lounge or whatever your needs may be.

It consists of a big room (current bedroom) and behind this, there's space for an office or private lounge. Extra storage space was cleverly incorporated in the roof space. On the other side of the

4 BED | 1 BATH | 2 CAR

PRICE:  
\$280,000

OPEN FOR INSPECTION:  
N/A



**Jess Adams**  
**0410631335**  
jessadams@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)